

**Reminders:**

- *If your mailing address has changed, please provide update to Ken Berendt so you will receive important BLE mailings.*
  - *The gates must always be closed after each use per the Court Order.*
  - *All pets must be on leash and under control.*
  - *Members will be fined for violations. See [www.beaverlakes.org/documents/](http://www.beaverlakes.org/documents/) for more information.*
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**Board Meeting (Virtual)**

**April 23, 2022, 9:00 A.M**

**Agenda**

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| 1. Open meeting  | Karen, President |
| a. Members signed into virtual meeting                             |                  |
| b. Board members signed into virtual meeting                       |                  |
| c. Excused absences  |                  |
| 2. Approval of Minutes Posted on BLE Website for November 20, 2021 | Board            |
| 3. Treasurer Report  | Ken, Treasurer   |
| 4. Caretaker's Status  | Board            |
| a. Progress Report and Snow Removal Plan                           |                  |
| b. Equipment Status  |                  |
| 5. Architectural Controls Committee (ACC) Report                   | Marty Stevenson  |
| 6. Fishing Committee Update  | Tim              |
| 7. Other Business as Needed  | Board            |
| 8. Adjourn   | Karen            |
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## Minutes

1. Open meeting Karen, President

This meeting was held virtually.

  - a. Identify members signed into virtual meeting  
As this was held virtually, attendance is based on the sign-in name/number. Members signed into meeting were Karen & Brian Runowski, Eric Flora, Ken & Nancy Berendt, Bob Dixon, Rich & Martha Boon, Alison Bodine, Lila Land, Khristine Prickett, Lisa McKenna, John Barber, Steve Petersen, Marty Stevenson, Mark & Linda Ward
  - b. Board members present: John Barber, Ken Berendt, Eric Flora, Bob Dixon, Kim Pierron, Tim Ratterman, Karen Runowski.
  - c. Board Members absent: None
  - d. Caretaker: Shane Clark was unable to join this meeting
  
2. Approval of Minutes Posted on BLE Website for January 22, 2022 Board

Karen moved to accept the January 22, 2022 minutes as posted, Ken seconded, and motion passed unanimously.
  
3. Treasurer Report Ken, Treasurer

Ken noted BLE is one week from the end of the fiscal year (May 1 through April 30). He shared the current financial report with the participants, and it will be posted on the BLE web site. We had several unexpected expenses (e.g., compensation for a cow that was killed on the road) but also had some areas that were under budget (e.g., reduced salaries since we had a period without a caretaker). Overall, our expenses are less than the income, which is very good. Ken reviewed specific line items of interest on the financial expenses.
  
4. Caretaker's Status Board

Kim provided a summary of the caretaker activities. Shane is still in his initial months as caretaker and learning very quickly. He's improved snow removal and road grading, cleaned up and organized the shop, cleaned up the office, and organized the fluids for the equipment. The Board determined we no longer need a dump truck so he's working on it to prepare to sell but the batteries are on back order. It will be advertised for sale as soon as the batteries arrive. Due to the thawing snow and mud, he is aware of some upper filing road issues and will work on them as conditions allow.
  
5. Architectural Controls Committee (ACC) Report Marty Stevenson

Marty reported the following two ACC activities since the January Board meeting:

  - John Henry & Karen Lewis, filing 2, lot 15. Site preparation/ tree clearing to install septic system & drill a well; approved
  - Arthur & Susan Proulx, filing 2, lot 92. New construction of garage; application pending
  
6. Fishing Committee Update Tim

Tim reported the lakes are still frozen but expect thawing soon. The Fishing Committee expects to stock fish in June with both rainbow and brown trout. The brown trout help control the suckers and allow the experience of catching different species. The Fishing Committee will be meeting with a marine biologist, that has expertise in the Upper Arkansas Valley, to see how we can improve our fishery even more.

7. Other Business as Needed:

Board

- a. Karen asked about additional work needed on the ditch feeds the lakes. Kim indicated it does need some more work but the liner we used previously isn't available. Tim indicated they are looking into another liner that may be available. Rich Boon added he may be able to get some liner donated as he has in the past but will need to check. The donated liner would be partial rolls from which some has been used for testing and the remainder would normally be thrown away. Since many construction materials are experiencing supply chain problems, there may be issues getting enough to do what's needed.
- b. Marty and Tim are going to meet with an expert regarding use of road stabilizer to reduce the amount of dust and grading. There are issues with some stabilizers being environmentally acceptable for the rancher and runoff into our lakes. Cost and durability are also considerations.
- c. Karen indicated our legal fees are high due to an on-going legal action with a member that performed constructions activities without ACC approval. The Association attempted to avoid legal action but were unable to reach an agreement with the member, so it ended up going to court. We are awaiting the ruling from the judge.
- d. Ken and Karen noted the Annual Member Meeting will be on July 16<sup>th</sup> at 9AM followed by the annual potluck. Since we don't yet have internet connection at the lodge, the meeting will be virtual followed by the in-person potluck at the lodge.

8. Adjourn – Karen adjourned the meeting at 9:30AM.

**BLE Office Contact Information:**

- BLE Web Site: [www.beaverlakes.org](http://www.beaverlakes.org)
- E-mail Address: [beaverlakesestates@gmail.com](mailto:beaverlakesestates@gmail.com)
- Phone: 719-486-0978
- Address: 585 Empire Valley Drive  
Leadville, CO 80461

**Future Meeting Dates for 2022:**

- July 16, 9AM: Member Meeting and 11AM Member Potluck Picnic
- Sept 24, 9AM: Board Meeting
- Nov 19, 9AM: Board Meeting to establish FY 24 Budget and 2023 meeting dates